MINUTES
PLANNING COMMISSION
MAY 3, 2018
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM
(Recording is available)

The meeting was called to order at 7:00 p.m.

Roll Call

Members Present

Kyle Baker

Glenn Coyne, Vice Chair

William Gaydos, Chair

Lou McMahon

Others Present

Bryce Sylvester, Director, Planning and Development

Katelyn Milius, City Planner, Secretary

Jennifer Swallow, Chief Assistant Law Director

A motion was made by Mr. McMahon, seconded by Mr. Coyne to **EXCUSE** the absence of Monica Rossiter. All of the members voting yea, the motion passed.

2. Approve the Minutes of the March 27, 2018 Special Meeting

A motion was made by Mr. McMahon, seconded by Mr. Baker to **APPROVE** the March 27, 2018 Special Meeting minutes. Mr. Baker, Mr. Coyne, Mr. McMahon voting yea, and Mr. Gaydos abstaining, the motion passed

Approve the Minutes of the April 5, 2018 Meeting

A motion was made by Mr. Coyne, seconded by Mr. Baker to **APPROVE** the April 5, 2018 Meeting minutes as amended. Mr. Baker, Mr. Coyne, Mr. Gaydos voting yea, and Mr. McMahon abstaining, the motion passed.

3. Opening Remarks

Ms. Milius read the Opening Remarks into record.

NEW BUSINESS CONDITIONAL USE

4. Docket No. 05-18-18
17409 Detroit Avenue
Forest City Tattoo & Gallery

Dylan Good, Forest City Tattoo & Gallery, applicant requests the review and approval for the operation of a tattoo shop and art gallery, pursuant to section 1129.02 - permitted and conditional permitted uses; the property is located in a C2, Retail district. (Page 3)

Dylan Good, Forest City Tattoo & Gallery, applicant and Ryan Hobson, business partner, were present to explain the request.

The Commission asked for specifics about the business (number of clients per day, how much time did each appointment take, was an appointment required or walk-ins accepted, what are the business hours, etc.).

City administration confirmed the applicants met requirements of the code, 1161.03(z) and supported the request. Public comment was taken. The Commission asked if any eligible sites left.

A motion was made by Mr. Baker, seconded by Mr. Gaydos to **APPROVE** the request as per the requirements in 1161.03(z). All of the members voting yea, the motion passed.

PLANNED DEVELOPMENT

5. Docket No. 05-19-18 1375, 1379 and 1391 Fry Avenue The Mews at Rockport

William Sanderson, Knez Homes, Inc., applicant requests the review and approval of a planned development for the construction of nine townhouse style units. The project received approval for a preliminary planned development by the Planning Commission at its April 5, 2018 meeting. The property is located in a C3, Commercial and General Business district. (Page 10)

William Sanderson, Knez Homes, Inc., applicant and Hanna Cohan were present to explain the modifications to the request.

City administration provided an overview of the planned development. City administration supported the request. The Commission sought clarification about the vote. Discussion continued about the fence, bollards, fire department access, landscaping. Public comment was taken. City administration said the storm water runoff issue would be addressed. City administration supported the request.

A motion was made by Mr. McMahon, seconded by Mr. Baker to **RECOMMEND the Director APPROVE** the final site plan as presented as per 1156.05. All of the members voting yea, the motion passed.

Items 7 and 6 were taken together

CONDITIONAL USE

6. Docket No. 05-20-18 – Mixed-Use Overlay District
16900/16906 Detroit Avenue and 1386/1376 Edwards Avenue
Lakewood Beer Garden and Food Truck Park

Greg Ernst, AoDK, Inc., applicant requests the review and approval of a mixed-use overlay as the project is sited on two commercial and two residential properties to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks. The property is located in a C3, General Business and an R2, Single and Two-Family district. (Page 21)

7. Docket No. 05-20-18 – Outdoor Seasonal Dining 16900/16906 Detroit Avenue and 1386/1376 Edwards Avenue Lakewood Beer Garden and Food Truck Park

Greg Ernst, AoDK, Inc., applicant requests the review and approval outdoor seasonal dining as part of an application for a mixed –use overlay district to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks. The property is located in a C3, General Business and an R2, Single and Two-Family district. (Page 24)

Daniel Deagan, business owners' representative, David Krebs, AoDK, and Chris Lamb, property owner were present to explain the request.

Discussion ensued about the food and food trucks, rear lot buffer, landscaping, use of the facility in inclement/winter weather, business hours, parking, the number of interior and exterior seating, and patron service. The site plan was discussed. Expected build time was six months. Lighting and noise issues were discussed. City administration reviewed codes 1134, 1135.03, 1135.05, the Community Vision, mixed use overlay, parking requirements, etc. The City was requesting a deferral.

Public comment was taken.

Ms. Swallow stated that noise issues were citable issues, and a manager/owner can be called into court if there is a noise violation (Section 515.05 and Section 1503(a)).

Mr. Deagan said his target demographics were families and patrons aged 35 and older.

Mr. Sylvester addressed some of the comments: parking and noise, loitering and trash litter, conditional use permits. Annual reviews were conducted by the administrative staff and Planning Commission members. Conditional Use permits could and had been revoked because of violations.

The Commission commented that the remaining house (1376 Edwards Avenue) should remain residential, and any violations were corrected; enumerated the business owner's risks; and suggested strengthening parking arrangements associated with the project. The administrative staff was asked to research some items before the next meeting: experiences of other cities in respect to rooftop operations, the outdoor experience, marrying of food trucks with other businesses, location of power poles and street parking, points of ingress and egress and security, and outdoor bar. The applicant was applauded for his creativity. The suggestion of a valet service for the YMCA parking lot would prevent problems.

A motion was made by Mr. McMahon, seconded by Mr. Gaydos to **DEFER** until the meeting on June 7, 2018. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Baker, seconded by Mr. Coyne to **ADJOURN** the meeting at 9:06 p.m. All of the members voting yea, the motion passed.

uph Willis alf of the chair

6/7/2018 Date





<u>Oath</u>

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:	SIGN NAME:	
1 Dylan 6000	The	
2. RYAN HOBGON	ZA	
3. Milt Yer	3/	
4. Michael Bellis		
5. Melyssa Beshara	Mely Mesh	
« William Sondersun		
7. Hanna Colian		
& Aegelo Janu	* RUAN	
». Pat Wessel		
10. DAID KUSES		
11. Daniel Decigni		
Prepared by: The City of Lakewood Law Departm	ent. 12650 Detroit Ave Lakewood. Ohio 44107	
FOR CITY US		
Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:		
Date of Proceeding: Thursday, May 3, 7218		





<u>Oath</u>

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:	SIGN NAME:
1. Chris Land	Chrlah
El Corbes	El Cyberge
. Alyssa Suckow	De la companya della companya della companya de la companya della
. Michael Gill	
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Prepared by: The City of Lakewood Law Depar	tment, 12650 Detroit Ave., Lakewood, Ohio 44107
FOR CITY	Y USE ONLY
	Citizens Advisory
Date of Proceeding: Thursday, N	lay 3, 2018
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Schwarz, Johanna

From:

alyssa.r.suckow@gmail.com

Sent:

Tuesday, May 1, 2018 9:04 PM

To:

Planning Dept

Subject:

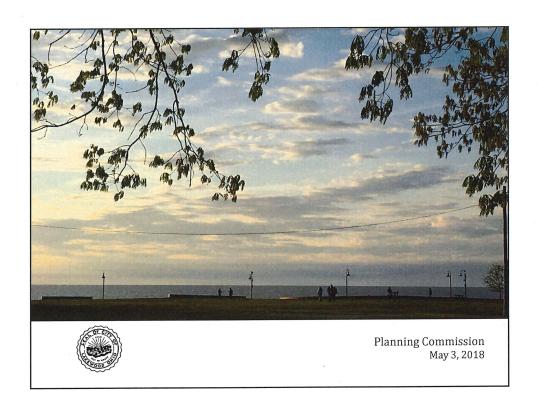
Docket No. 05-20-18 Mixed-Use Overlay District

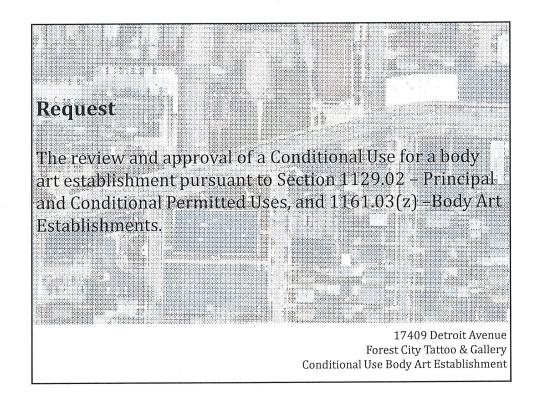
Good evening,

I received the notice about the proposed Lakewood Beer Garden and Food Truck Park. As a Lakewood homeowner, I like the small-town, non-chained appeal of Lakewood. I am always supportive of locals trying to get ahead. I also love beer gardens AND food trucks. That being said, as an investment banker, I work long hours all nights of the week. My concern is the noise this will create. What are the proposed hours? Will they be governed by the existing 11:00 noise ordinance? I am also a little worried about the kind of clientele this will bring. I will now have to worry about drunk and disorderly visitors, feet from my house. I have always felt safe in Lakewood, I would hate for that to change.

Thank you,

Alyssa Suckow





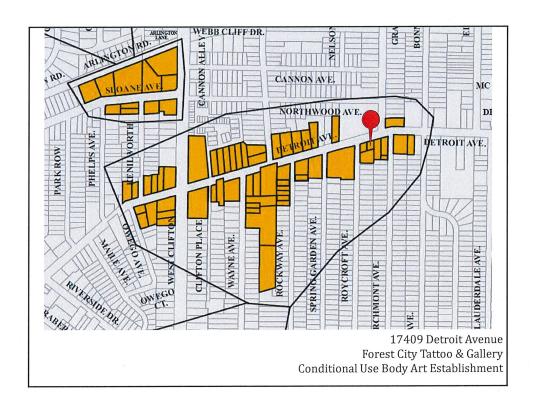
1161.03(z)

- 2500-ft, buffer from previously approved body art establishment.
- Single-use instruments
- Owner or manager no less than 3 years of experience
- Liability insurance of at least \$1M
- No electronic signage
- Hours 8AM-9PM
- Waste handled through qualified contractor

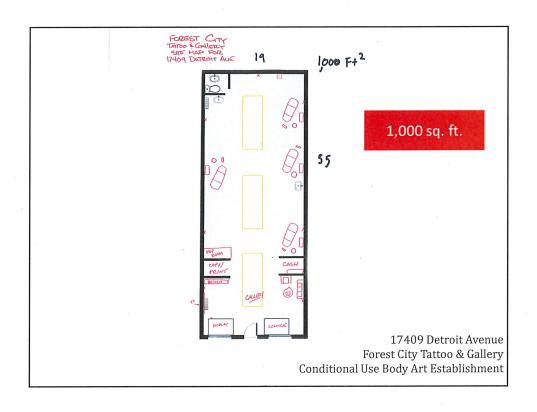
17409 Detroit Avenue Forest City Tattoo & Gallery Conditional Use Body Art Establishment



17409 Detroit Avenue Forest City Tattoo & Gallery Conditional Use Body Art Establishment



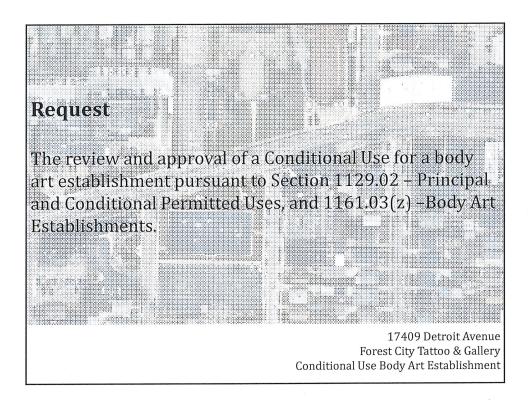














Planned Development Approval Process

- 1. Planning Commission reviews plan for preliminary approval
- 2. Architectural Board of Review begins review of site plan and elevations
- 3. Planning Commission approves final development
- 4. Architectural Board of Review approves site plan, elevations and materials
- 5. City Council approves Planned Development zoning

1375, 1379, & 1391 Fry Avenue Fry Avenue Townhomes Planned Development

Approved April 2018

Preliminary Plan Approval 1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.03

Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation

Under Consideration Tonight Final Plan Approval

1156.04(e)(5)

The Commission's role shall be to review all applications for final PD Plan approval and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.04 (e)(7)

Upon receipt of the approved Final PD Plan from the Commission the Director shall forward to the Architectural Board of Review for review of the application based on compliance with the standards set forth in subsection (j) below.

(i) Standards for Review (ABR)

(3) All applications for PD's shall demonstrate compliance with the requirements and review standards set forth in Section 1156.05 of the Code and Chapter 1325 of the Building Code.

1375, 1379, & 1391 Fry Avenue Fry Avenue Townhomes Planned Development

1156.01 PURPOSE

- Promote development that is:
 - Innovative;
 - Integrated with surrounding uses; and
 - Shows sensitivity to cultural, environmental, and economic considerations
- Development which is consistent with the <u>Community Vision</u> including
 - More compact development
 - Pedestrian-friendly site design
 - Urban street character
 - Energy-efficient design
 - Industry best practices
- More flexible approach to land use control and to promote a variety of housing types.
- Compact; pedestrian-scaled, neighborhoods while providing greater efficiencies in use of infrastructure.
- Advance revitalization initiatives and recognize the market demand for new residential and commercial development within compact, pedestrian friendly districts.
- Intended to work in conjunction with the proactive development of pocket parks, open spaces, and the creation of public spaces within the districts.

Community Vision Housing

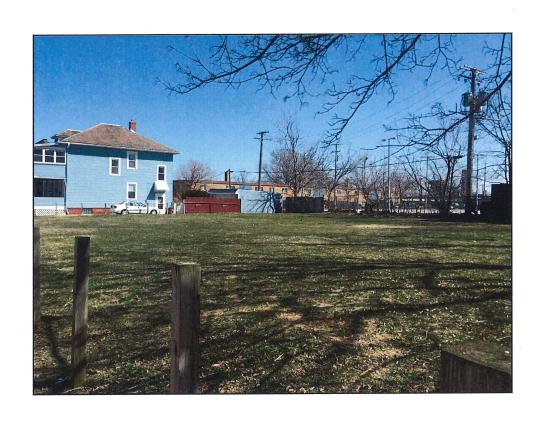
- Support a variety of housing options that meet the needs of our diverse community
- Encourage new and infill development which is complementary to the scale and character of surrounding residential uses



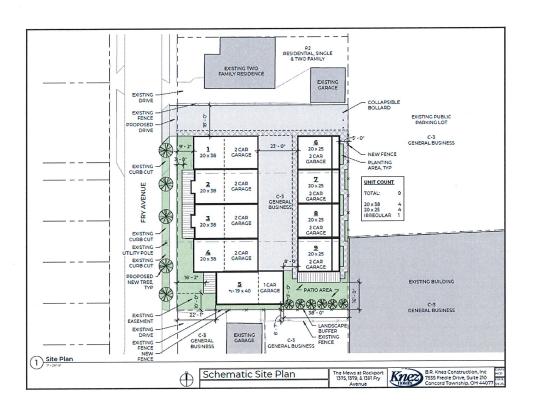
1375, 1379, & 1391 Fry Avenue Fry Avenue Townhomes Planned Development

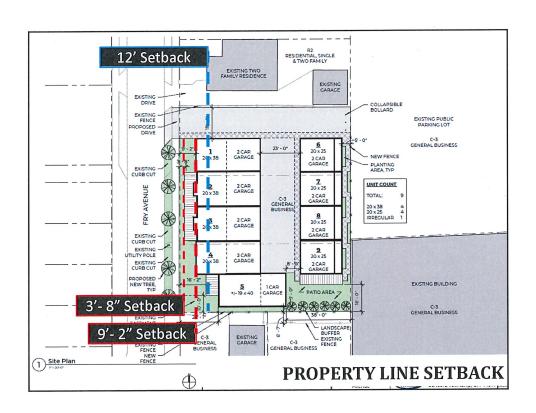




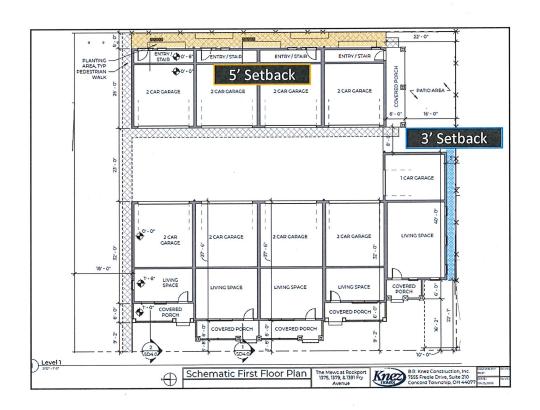




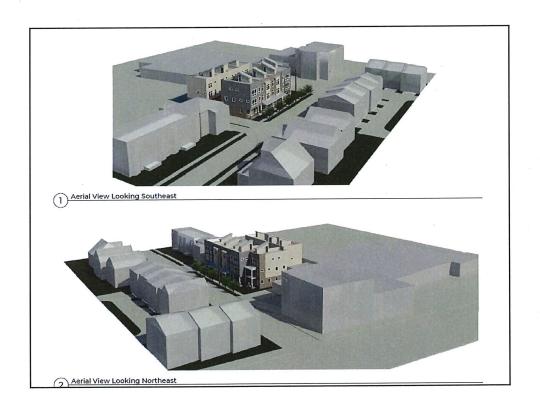




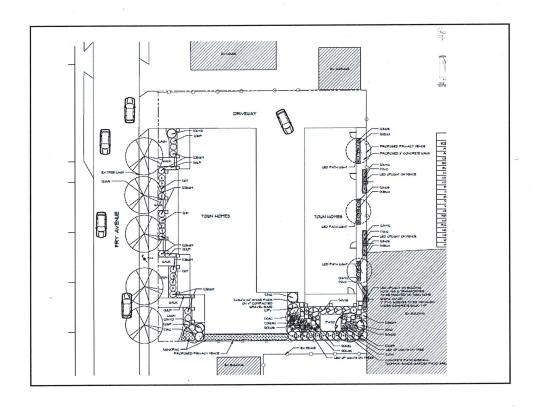


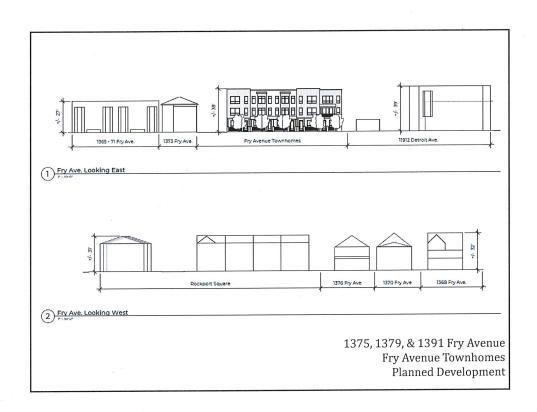


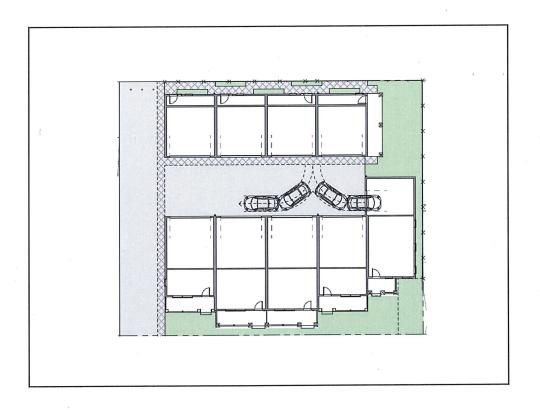


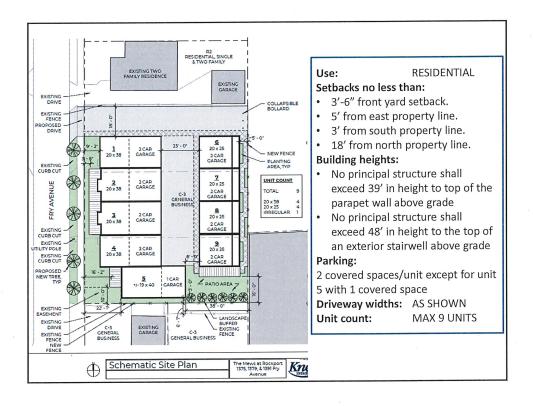












Request for Final PD Approval

Respectfully request the Planning Commission grant approval for the Mews at Rockport Development with the following findings and requirements:

- That the proposed Final PD is in alignment with Lakewood's Community Vison with respect to compatible infill development and the desire to further diversify the community's housing options;
- The zoning specifications presented to the Commission with respect to unit count, building height, property line setbacks, open space, parking and vehicle circulation will govern the development;
- 3. That the proposed development will comply with the provisions in Chapter 1156 of the Lakewood Zoning Code for elements not otherwise specifically approved by the Commission;
- 4. That the Final PD be forwarded to the Architectural Board of Review for review and approval; and
- 5. That once ABR has approved the project, that Planning Commission's and ABR's recommendation for approval be forwarded to City Council for consideration.



16900/16906 Detroit Ave, 1386/1376 Edwards Avenue Conditional Use-Mixed Use Overlay

Request

The review and approval of a mixed-use overlay as the project is sited on two commercial and two residential properties to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks pursuant to Chapter 1135. The property is located in a C3, General Business and an R2, Single and Two-Family district.

16900/16906 Detroit Ave, 1386/1376 Edwards Avenue Conditional Use-Mixed Use Overlay

1134 Mixed-Use Overlay

Purpose

Provide a mechanism to accommodate development reuse and redevelopment in specified locations, which is in the public interest and may not otherwise be permitted pursuant to this Code. A Mixed Use Overlay District may overlay several base districts.

Commission shall consider Mixed Use Overlay developments on a case-by-case basis.

(c) A Mixed Use Overlay District should offer one (1) or more of the following.

advantages:

(2) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.

(6) Designs which provide a choice in the type of environment available to the public by allowing development that would not be possible under the strict application of other sections of this Code.

(7) Development and/or permanent reservation of open space, recreational areas and facilities.

16900/16906 Detroit Ave, 1386/1376 Edwards Avenue Conditional Use-Mixed Use Overlay

Mixed-Use Overlay

1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT.

(b) Development Standards. The development standards, including, but not limited to, the yard and setback requirements, the height limitations, parking requirements, open space areas, and signage shall be established as a function of the application to establish a Mixed Use Overlay District and the approval of the application. The following regulations shall be observed:

(2) Parking.

A. Applicants for Mixed Use Overlay developments shall submit a parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.

(3) Structural Requirements.

A. Mixed Use Overly proposals must contain a residential component.

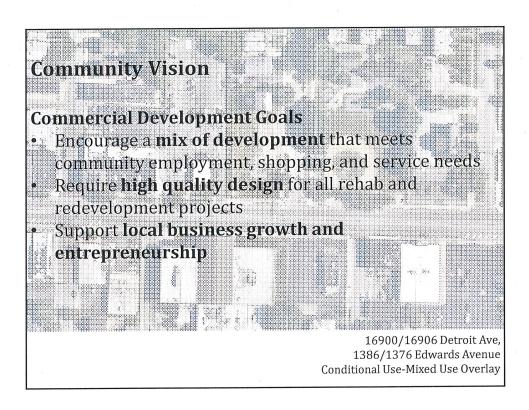
D. The principal or primary entrance to a non-residential structure must be located on the building front.

(4) Outdoor dining. Outdoor dining shall be permitted as a conditional use in a Mixed Use Overlay District pursuant to Section 1161.03(t).

1135.05 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

Modification of development standards shall be permitted on the authority of the Commission as part of the conditional use review.

> 16900/16906 Detroit Ave, 1386/1376 Edwards Avenue Conditional Use-Mixed Use Overlay



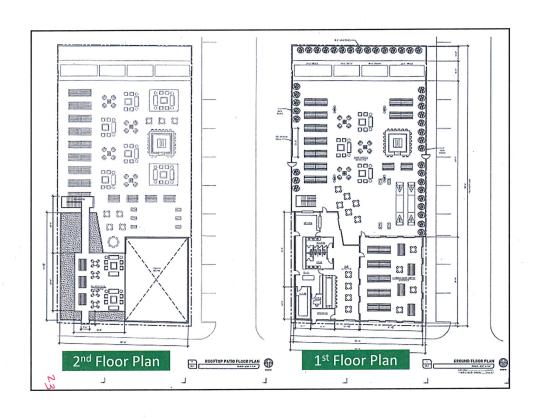




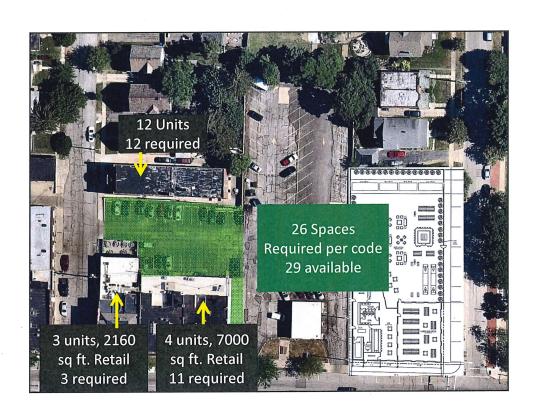












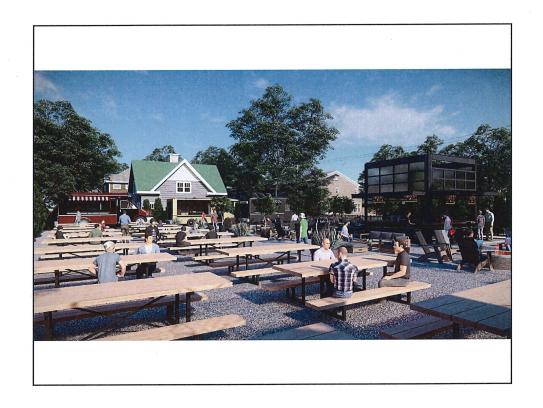






























Request

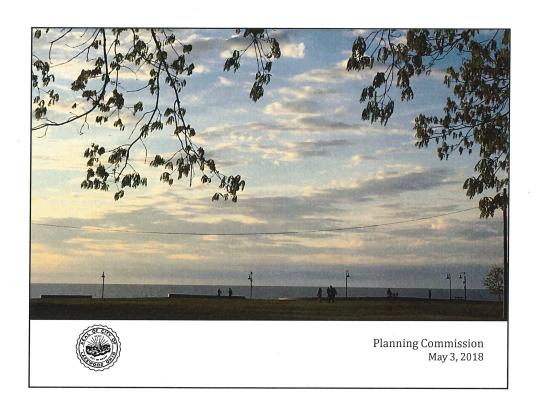
The review and approval of a mixed-use overlay as the project is sited on two commercial and two residential properties to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks pursuant to Chapter 1135. The property is located in a C3, General Business and an R2, Single and Two-Family district.

16900/16906 Detroit Ave, 1386/1376 Edwards Avenue Conditional Use-Mixed Use Overlay

Request

The review and approval of outdoor dining as part of an application for a mixed-use overlay district with an outdoor beer garden and designated area for food trucks pursuant to Section 1161.03(t) and Chapter 1135. The property is located in a C3, General Business and an R2, Single and Two-Family district.

16900/16906 Detroit Ave, 1386/1376 Edwards Avenue Conditional Use-Mixed Use Overlay



Context and Integration

- How does the proposed density mesh with existing residential?
- How does the height of the proposed structures relate to surrounding structures?
- Are proposed setbacks inline with existing setbacks?





